

D.545

C. A. TUBBS
ENGINEERING - SURVEYING
LUBBOCK, TEXAS

May 18, 1962

RECEIVED
MAY 19 1962
General Land Office

see
sk in 147297

Hon. Jerry Sadler, Commissioner
General Land Office
Austin, Texas

Re: Surveys in Blocks A-13,
A-25 & A-27, P. S. L.
Gaines County

Dear Sir:

I have been requested to make surveys of Sections 4, 6 & 7, Block A-13, Section 4, Block A-25 and Section 2, Block A-27.

Through surveys made during the last several years I have finally completed a traverse around the outside lines of Blocks A-25 and A-27 and have run into problems.

Enclosed you will find a plat titled "Gaines County Sketch" on which I have tried to show the existing conditions.

The North line of Block A-13 and the South line of Block AX, in my opinion, is fixed by surveys made by Sylvan Sanders and myself. A County road along a portion of this line is now in the process of being paved.

The East and South lines of Block A-25 and the West and South lines of Block A-27, I think, are in good shape. At the NE corner of Block A-25, at the NW corner of Block A-27, and at the common South corner of the two Blocks, are accepted original Boone corners. At the SW corner of Block A-27 we found 2" iron pipe described in field notes by J. B. Hatchett which are on file in the Gaines County Surveyors' Records (a photo copy of which is included). At the SE corner of Block A-25 we found 1" iron pipe set by Sylvan Sanders, reported to be at the mid-point of a line connecting original Boone corners at the SE corner of Block A-24 and the SW corner of Block A-25.

The question now is how to locate the line between Blocks A-25 and A-27 and the South line of Block A-13.

Let me explain how previous surveys made by me in Block A-25 were constructed: On the first survey I found Mr. Sanders 1" iron pipe at the SE corner of Block A-25 and Boone's original NE corner of Block A-25. The distance between these two pipes I found to be 9530.8 varas, or 1906.16 varas per mile. Mr. Sanders reported the distance along the South line of the Block to be 9540 varas, or 1908 varas per mile. The crosshatched areas on the enclosed plat show surveys made by me and on which patents have been issued. The county roads as shown were also located by me.

In making these surveys, the lines were made parallel to the East line and the South line of the Block, respectively and the N-S distances were 1906.16 varas and (accepting Mr. Sanders' dimension along the South line as being correct) the E-W lines were 1908.0 varas. I have since found that the distance between the South corners of Block A-25 is 9566.0 varas, 26 varas greater than reported by Mr. Sanders.

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Now as to the position of the North lines of Blocks A-25 and A-27 and the line between them:

One method of construction would be to make the North line of Block A-25 parallel to the South line and of equal length and the West line parallel to the East line and of equal length (as shown in red pencil on the enclosed plat). If this is done, the North and South lines and the East and West lines of Block A-27 will also be practically parallel and of equal length. You will note that there is a bend in the South lines of the two Blocks at their common South corner of approximately $0^{\circ} 30'$. Using this construction (red lines) the bend in the North lines of the two blocks will be practically the same. However, under this theory of construction, the line between Sections 5 and 6, Block A-13 will only be 1860.7 varas long.

Another method of construction would be to make the common North corner of Blocks A-25 and A-27 at the mid-point of a line connecting Boone's corners at the NE corner of Block A-25 and the NW corner of Block A-27 (as shown in green pencil on the enclosed plat). The lines of occupation along the North lines of Blocks A-25 and A-27 are very crooked and irregular, but in general will fit the "green" line better than the "red" line. If this method is used, the length of the West line of Section 5, Block A-25 (to center line of County road) will only be 1865.36 varas.

All sections in this area are effected; I need to know what to do. Since I have made so many surveys in the Eastern part of Block A-25, I would like to make any necessary adjustments in the North and West tiers of sections in this block. In any event it is possible that corrected field notes should be prepared on surveys made by me in Sections 16, 17 and 25.

From this letter and from a study of the enclosed plat, I am sure you can see the problem. Any suggestion, or instruction, from you will be greatly appreciated. I am enclosing an additional copy of the plat which you may use in making your report. Also enclosed is a copy of a map made by me showing surveys made in Block A-24.

Thanks very kindly,

C. A. Tubbs
C. A. Tubbs

enc - Two copies Gaines County Sketch
One copy Hatchett field notes
One copy showing surveys in Block A-24

County 03206

one copy retained in Block A-1
one copy retained in Block A-2
one copy retained in Block A-3

C. A. Linder
C. A. Linder

Грайк Лейд Киндл

one copy retained in Block A-1
one copy retained in Block A-2
one copy retained in Block A-3

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File No. 17 (page 2)
GAINES County
Sketch File

Filed Nov. 8 1962

JERRY SADLER, Com'r

By [Signature]

СВВУТ А. С.
ИНЖЕНЕР
БАХВОСК ТЕХВА

REGISTERED SURVEYOR
REGISTERED ENGINEER
REGISTERED ELECTRICIAN

1962-2-28821
FORM 2-58

May 29, 1962

Mr. C. A. Tubbs
406 Avenue M
Lubbock, Texas

Dear Mr. Tubbs:

The records of the land office have been examined in connection with the sketches and explanation of your surveys in Public School Blocks A-13, A-25 and A-27, in Gaines County, Texas. The following conclusions have been reached as a result of this examination.

P.S.L. Blocks A-25, A-27 and A-13 were first laid down by D. Boone in Oct. 1900. In the intervening years surveyors Sanders, Estes and Tubbs have apparently located and identified the original NW and SE corners of Block A-27, the original NE and SW corners of Block A-25, and original corners on the South line of Block A-13.

Surveyor Robert E. Estes in Oct. 1950 re-established the South line of Block AX and A-13 from the original NW corner of Section 5, Block A-27 and the NE corner of Section 1, Block A-24; his course on the line between these two points is $S73^{\circ} 53' 50''$ W and his distance East and West for the surveys in Blocks A-24, A-25 and A-27 is 1901.54 varas. Mr. Estes located Block A-13 on the call distance 1900.8 varas from the North line of Block A-25 and A-27.

The surveys by you in Block AX seem to agree with the Estes survey; also your line run $N 73^{\circ} 56' 50''$ E from the NW corner of Section 5, Block A-27 to the NE corner of Section 1, Block A-25 to establish the South line of Block A-13 will approximately fit the Estes and the Boone surveys.

The patented surveys in Block A-27, with the exception of the $SE\frac{1}{4}$ of Sec. 21, are on the original Boone field notes. Sections 5, 8, 13, 14, 20 and 21 in Block A-25 are patented on Boone field notes.

In order to properly locate the respective Sections in Blocks A-25 and A-27, and without recourse to any original corners other than the corners referred to in paragraph 2 of this letter, the rules of construction will require that the Section lines be located on a prorated distance between the known corners. Your distance for the South line of Block A-25 is 9566 varas; this will allow each of the

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five sections on that line a prorated distance of 1913.2 varas. The distance for the West line of Block A-25, running N 15° 04' 20" W from the identified SW corner of the Block to intersect the South line of Block A-13, which line is located by you on a course N 73° 56' 50" E from the NW corner of Section 5, Block A-27, is 9490 varas, or 1898 varas for each of the five Sections. The North line of Block A-25 runs N 73° 56' 50" E from said intersection with the South line of Block A-13 to the NE corner of Section 1, Block A-25 is 9497 varas, or 1899.4 varas for each of the five sections.

Your sketches are being returned to you herewith and if this office can be of further assistance please call upon me.

Sincerely yours,

JERRY SADLER, COMMISSIONER

JS/ves

Enclosures

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File No. 17 (page 3)

GAINES County

Sketch File

Filed Nov. 8 1962

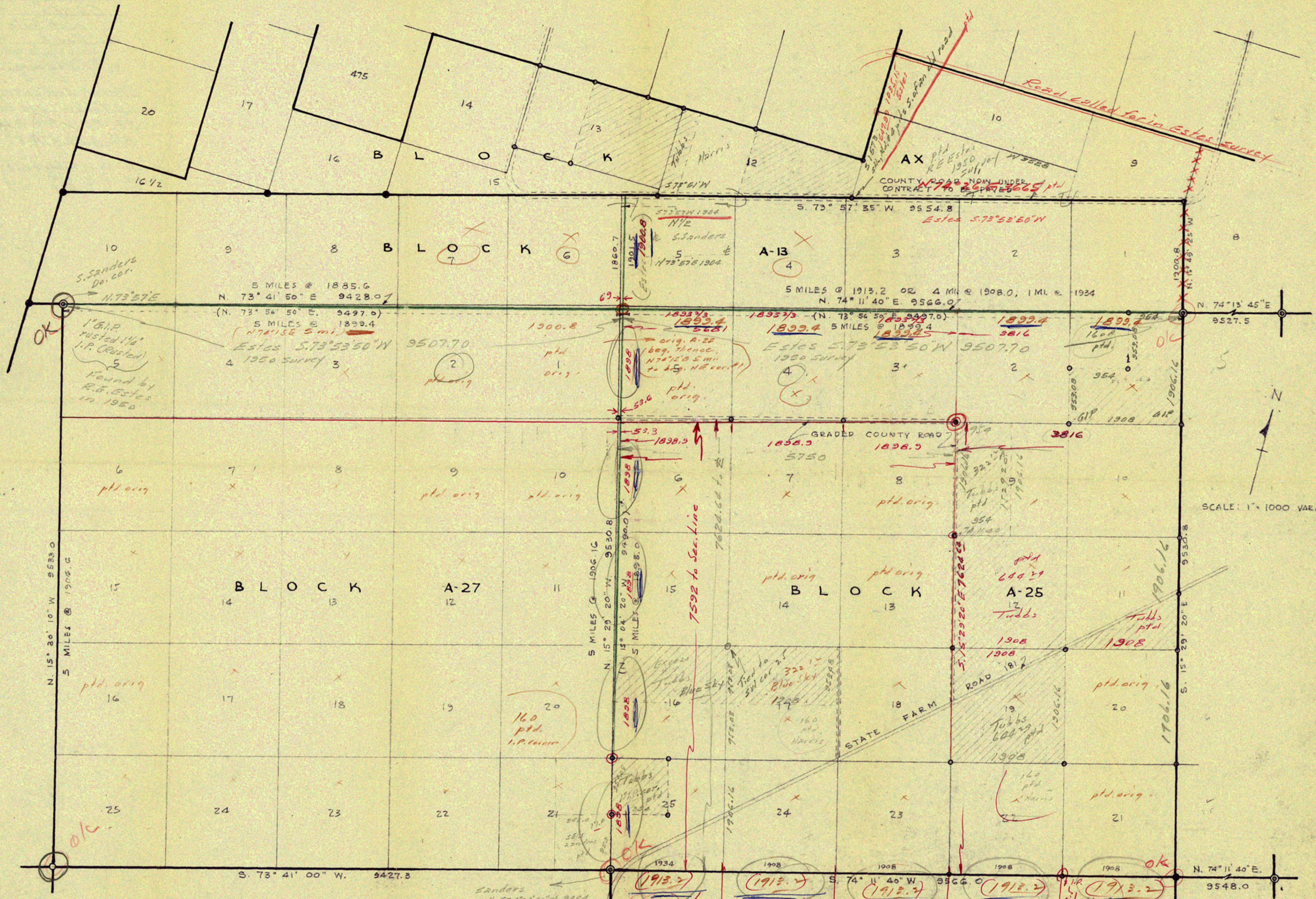
JERRY SADLER, Com'r

By V. E. H. H. H. H.

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Gaines Co. sd. File #17

GAINES COUNTY SKETCH



- ACCEPTED AS ORIGINAL CORNERS BY D. BOONE
- CORNER SET BY J. B. HATCHETT IN 1912
- CORNERS SET BY SYLVAN SANDERS
- CORNERS SET BY C. A. TUBBS

ALL COURSES COMPARED TO MERIDIAN THROUGH U.S.G.S TRIANGULATION STATION "DALMONT"

PREPARED BY:
 C. A. TUBBS, LICENSED STATE LAND SURVEYOR
 MAY 1962